

CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

June 21, 2011

Members Present:

| | |
|----------------|----------------|
| Bob Swinehamer | Vice President |
| Chris Phillips | Secretary |
| Diane Gragg | Member |
| Tim Holmes | Member |
| Jim Martin | Member |
| Kevin McElyea | Member |
| Dan Murphy | Member |

Members Absent:

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| Mike Auger | President |
| Joe Abban | Member |
| Suzanne Findley | Member |
| Georganna Haltom | Member |

Others Present:

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|----------------|---------------------|
| Joanna Myers | Senior Planner |
| Jim MacAbee | Legal Counsel |
| Todd Wilkerson | Project Supervisor |
| Jaime Harshman | Recording Secretary |

Call to Order:

Vice-President Bob Swinehamer called the meeting to order at 7:00 p.m.

Approval of Minutes:

Jim Martin made a motion to approve the April 2011 minutes as presented. Kevin McElyea seconded the motion. The motion passed unanimously.

Swearing In:

En masse, Jim MacAbee swore in all individuals in the audience who were going to be presenting testimony.

Report of Officers and Committees:

Todd Wilkerson stated that the Technical Review Committee had not met since the last Plan Commission meeting.

New Business:

PC 2009-20 (SPR): Sisters Self Storage:

Ms. Myers stated the request is for two waivers. One is for the minimum surface area of a pond. The requirement is that it is to be at least one-half acre. The proposed pond is about a quarter of an acre. The other waiver request is for the minimum pipe flow velocity.

Donna Smithers, Northpointe Surveying, stated they are asking for 2 waivers. The first waiver is for the size of the water surface area. The requirement is half an acre and the size of the water surface area of the detention pond is 0.25 acres. She stated the second request is for the pipe flow velocity for the end run of a pipe as it does not meet the requirements of the ordinance.

Ms. Smithers stated the site map shows the pond location. The second map shows the proposed detention. The northwest corner is one of the lower areas of the site. There is a floodway to the east and also an existing sanitary sewer. Both restrict the size of the pond. She stated they are meeting the ordinance requirement for the outflows. She stated their required velocity is 2.5 feet and the actual velocity is 1.6 feet. She stated with larger storm events it will clean out and flush the pipe.

Ms. Smithers stated that the waivers will not be injurious to the public. They are still meeting requirements in regards to the outlets.

Ms. Smithers stated they do not feel that the adjacent property owners would be adversely affected. They are meeting the intent of the ordinance requirements.

Ms. Smithers stated the unique conditions present are due to the location of the floodway and sewer. They do meet outlet requirements. She stated that the storm line in the velocity of flows is a condition that happens quite a bit. She stated they couldn't get enough slope in the pipe to meet the minimum requirement. She stated the topography had restricted conditions there.

Ms. Smithers stated the waivers do not contradict the comprehensive plan.

Mr. Swinehamer stated that on June 14th a letter with 20 points had been sent out concerning what still needed to be done by Sisters Self Storage. He questioned if they had been met. Ms. Myers stated the Staff had not yet received a resubmittal addressing the outstanding items.

Chris Phillips questioned how close to the easement they were coming. Ms. Smithers stated from the center of the sewer line to the top of the bank, or about 35 feet. She stated they can't find the exact width of the easement. It has not been found in any county or city records at this time. Ms. Myers stated that DPW does not have a record of the easement either. Mr. Phillips questioned from the existing grade how high will the side be raised. Ms. Smithers stated it will be about 45 feet. She stated the pond will handle a 100 year storm and release at a 10 year rate. It will reduce the amount of discharge downstream. There is a 35 foot tree preservation area from the west into the property and from that line is where they start grading.

Ms. Myers stated that they would be required to meet all items outlined in the review letter prior to getting approval to start construction. Ms. Smithers stated that they know they have to take care of them before any work is started.

Mr. Wilkerson stated they look at full flow velocity during drainage reports. The ordinance doesn't specifically state if it's actual or full flow velocity. He stated that the ordinance needs to have a correction to it. He stated the City Engineer also agrees that it would meet the intent of the ordinance and would not be a problem.

Ms. Smithers stated they are also looking at putting in water quality structure. They have not gotten approval from Johnson County yet. She stated that it would be in the north end of pavement area where the storm structure that heads toward the pond. They would also provide an easement so it could be cleaned.

Action taken on PC 2009-20 (SPR): Sisters Self Storage:

Kevin McElyea made a motion to approve the waiver request from minimum pipe flow velocity as presented. Chris Phillips seconded the motion. The motion passed unanimously.

Tim Holmes made a motion to approve the waiver request from the minimum surface area of a pond as presented. Jim Martin seconded the motion. The motion passed unanimously.

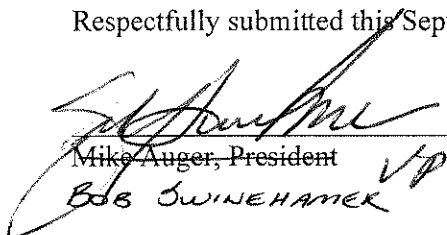
Other Business:

Ms. Myers demonstrated the Agenda Builder on the City of Franklin website.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this September 20, 2011.



Mike Auger, President
BOB SWINEHAMER VP



Chris Phillips, Secretary